

098.0

0008

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,164,300 / 1,164,300

USE VALUE: 1,164,300 / 1,164,300

ASSESSED: 1,164,300 / 1,164,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	MALATESTA GREGG J
Owner 2:	GOODWIN JENNIFER A
Owner 3:	

Street 1: 64 WINCHESTER ROAD

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1: CINKALA JOHN A -

Owner 2: RUCKMAN MARK A -

Street 1: 64 WINCHESTER ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,780 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Brick Exterior and 3077 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10780		Sq. Ft.	Site		0	70.	0.69	4									520,380						520,400	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							10780.000		642,200		1,700		520,400		1,164,300							
Total Card							0.247		642,200		1,700		520,400		1,164,300		Entered Lot Size					
Total Parcel							0.247		642,200		1,700		520,400		1,164,300		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	641,900	1700	10,780.	520,400	1,164,000	1,164,000	Year End Roll	12/18/2019
2019	101	FV	496,000	0	10,780.	520,400	1,016,400	1,016,400	Year End Roll	1/3/2019
2018	101	FV	496,000	0	10,780.	446,000	942,000	942,000	Year End Roll	12/20/2017
2017	101	FV	496,000	0	10,780.	416,300	912,300	912,300	Year End Roll	1/3/2017
2016	101	FV	496,000	0	10,780.	356,800	852,800	852,800	Year End	1/4/2016
2015	101	FV	467,000	0	10,780.	319,700	786,700	786,700	Year End Roll	12/11/2014
2014	101	FV	467,000	0	10,780.	295,900	762,900	762,900	Year End Roll	12/16/2013
2013	101	FV	467,000	0	10,780.	282,100	749,100	749,100		12/13/2012

Parcel ID

098.0-0008-0002.0

!7984!

PRINT

Date	Time
12/10/20	22:34:43

LAST REV

Date	Time
06/19/19	10:43:12

apro

7984

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CINKALA JOHN A,	56494-156		2/18/2011		850,000	No	No		
CINKALA JOHN A	51083-590		4/25/2008	Family		1	No	No	
KOLLIGIAN JOHN	28065-414		1/12/1998		375,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/23/2012	82	Manual	2,431					air sealing & insu	11/5/2018	MEAS&NOTICE	BS	Barbara S
6/26/2008	699	Re-Roof	14,200	C		G10	GR FY10		6/27/2012	External Ins	BR	B Rossignol
6/15/2001	407	Alterati	50,000	O				14X26 2 STORY PATI	4/10/2009	Meas/Inspect	372	PATRIOT
									5/2/2002	Permit Visit	PM	Peter M
									11/14/1999	Inspected	263	PATRIOT
									10/19/1999	Measured	264	PATRIOT
									8/14/1991		JK	

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH						
Type:	6 - Colonial		Full Bath:	1	Rating: Average	A Bath:		Rating:										
Sty Ht:	2A - 2 Sty +Attic		3/4 Bath:		Rating:													
(Liv) Units:	1	Total: 1	A 3QBth:		Rating:													
Foundation:	3 - BrickorStone		1/2 Bath:	1	Rating: Average													
Frame:	1 - Wood		A HBth:		Rating:													
Prime Wall:	7 - Brick		OthrFix:		Rating:													
Sec Wall:		%																
Roof Struct:	1 - Gable		OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating: Good	1st Res Grid Desc: Line 1 # Units: 1												
Color:	RED BRICK		A Kits:		Rating:	Level FY LR DR D K FR RR BR FB HB L O												
View / Desir:			Fpl:	1	Rating: Average	Other												
GENERAL INFORMATION						WSFlue:		Rating:	Upper									
Grade:	B+ - Good (+)		CONDOS INFORMATION						Lvl 2									
Year Blt:	1927	Eff Yr Blt:	Location:			Lvl 1												
Alt LUC:		Alt %:	Total Units:			Lower												
Jurisdct:	G4	Fact:	Floor:			Totals	RMS:	8	BRs:	3	Baths:	1	HB:	1				
Const Mod:			% Own:			REMODELING						RES BREAKDOWN						
Lump Sum Adj:			Name:			Exterior:	No Unit	RMS	BRs	FL								
INTERIOR INFORMATION						Interior:	1	8	3									
Avg Ht/FL:	STD		Additions:															
Prim Int Wall:	2 - Plaster		Kitchen:															
Sec Int Wall:		%	Baths:															
Partition:	T - Typical		Plumbing:															
Prim Floors:	3 - Hardwood		Electric:															
Sec Floors:		%	Heating:															
Bsmnt Flr:	12 - Concrete		General:															
Subfloor:			Total:	18.6	%													
Bsmnt Gar:	1		CALC SUMMARY						COMPARABLE SALES						SUB AREA			
Electric:	3 - Typical		Basic \$ / SQ:	125.00		Rate	Parcel ID	Typ	Date	Sale Price					SUB AREA DETAIL			
Insulation:	2 - Typical		Size Adj.:	1.02715516														
Int vs Ext:	S		Const Adj.:	1.03939605														
Heat Fuel:	1 - Oil		Adj \$ / SQ:	133.453														
Heat Type:	5 - Steam		Other Features:	82000														
# Heat Sys:	1		Grade Factor:	1.46														
% Heated:	100	% AC:	NBHD Inf:	1.00000000														
Solar HW:	NO	Central Vac:	NBHD Mod:			WtAv\$/SQ:		AvRate:		Ind.Val								
% Com Wall:		% Sprinkled:	LUC Factor:	1.00		Juris. Factor:	1.00		Before Depr:	194.84								
			Adj Total:	788894		Special Features:	0		Val/Su Net:	118.95								
			Depreciation:	146734		Final Total:	642200		Val/Su SzAd:	230.68								
			Depreciated Total:	642160														
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:		IMAGE		
SPEC FEATURES/YARD ITEMS						PARCEL ID 098-0-0008-0002.0										AssessPro Patriot Properties, Inc		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
19	Patio	D	Y		124X30	A	AV	2001	2.77	T	14.4	101			1,700		1,700	
More: N	Total Yard Items:	1,700		Total Special Features:						Total:		1,700						